10

Realty 48A

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,260.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 09/03/03 09:40 2pgs
Fees:13.00 Taxes:370.96

20030903-0127361

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald L. Bass	Countrywide Home Loans, Inc.	Map: 165
(NAME) 4708 Greystone Drive	(NAME) 2021 N. Gallatin Road, #292	Group: 13-0
(ADDRESS) Antioch, TN 37013	(ADDRESS) Madison, TN 37115	Parcel: 1.0
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles L. Dickens and Wife, Wendy W. Dickens , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reginald L. Bass , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 8 Peppertree Forest (Revised) Section One, as shown by plat of record in Plat Book 6900, page 974, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles L. Dickens and Wife, Wendy W. Dickens by deed from Marcia L. Hewitt and Elizabeth A. Nielsen of record in Deed Book 9776, page 680, Register's Office for Rutherford County, Tennessee.

Subject to all matters as set forth per Plat Book 6900, Page 974, Register's Office of Davidson County, Tennessee

Charter of Homeowner's Association as shown of record in Book 8757, Page 639, Register's Office for said County.

Deed of Conveyance to Metro of record in Book 8855, pages 555, 559, 616 and 621, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7982, Page 736, Register's Office of said County.

By-Laws of record in Deed Book 8757, page 623, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4708 Greystone Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this.

Charles L. Dickens

Wendy W. Dickens

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Charles L. Dickens and Wife, Wendy W. Dickens the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of August, 2003

My Commission Expires: _____

Notary Public

File Number23080357

RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167